

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Bhimavaram Municipality – Certain variation in the Master Plan - Change of land use from Agriculture use zone to Residential use zone in R.S.Nos.562/4 (Part), 563/1, 563/2, 563/4, 564/2, 564/3(Part) and 565/2(Part) in Bhimavaram to an extent of Ac.7.58 cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 565

Dated the 20th August, 2008.

Read the following:-

1. G.O.Ms.No.951 MA., dated 27.11.1987.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7999/2007/R, dated 21.10.2007.
3. Government Memo. No.22615/H1/2007-1, Municipal Administration and Urban Development Department, dated 31.3.2008.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.174, Part-I, dated 2.4.2008.
5. From the Commissioner, Bhimavaram Municipality, Letter Roc.No.3381/2007/G1, dated 3.7.2008.

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ORDER:

The draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987 was issued in Government Memo. No. 22615/H1/2007-1, Municipal Administration and Urban Development Department, dated 31.3.2008 and published in the Extraordinary issue of A.P. Gazette No. 174, Part-I, dated 2.4.2008. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Bhimavaram Municipality in his letter dated 3.7.2008 has stated that the applicant has paid an amount of Rs. 6,14,000/- (Rupees six lakhs and fourteen thousand only) towards development / conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996 for the proposed change of land use. Further, the Commissioner, Bhimavaram Municipality has stated the applicant has submitted permission letter from the Executive Engineer, Godavari Western Division, Irrigation and CAD Department, West Godavari District for construction of RCC Slab culvert vide Letter No.EE/GW/NDD/DB/JTO-1/864, dated 26.6.2008. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P.SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad. (w.e)
The Regional Deputy Director of Town Planning, Rajahmundry. (w.e)
The Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality, West Godavari District.
The District Collector, West Godavari District, Eluru.
The Private Secretary to Minister for MA&UD.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

..Contd.2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Bhimavaram Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 174, Part-I, dated 2.4.2008 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.562/4 (Part), 563/1, 563/2, 563/4, 564/2, 564/3(Part) and 565/2(Part) in Bhimavaram to an extent of Ac.7.58 cents, the boundaries of which are as shown in the schedule hereto and which is earmarked for Agriculture use zone in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned in G.O.Ms.No. 951 MA., dated 27.11.1987 is designated for Residential use zone by variation of change of land use as marked "A-N" as shown in the revised part proposed land use map GTP No.28/2007/R which is available in Municipal Office, Bhimavaram Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall construct the RCC Slab culvert on Bhimavaram Branch Channel in between Km.1.600 to 1.700 at their own cost adopting the Hydraulic particulars specified by the Executive Engineer, Godavari Western Division, Irrigation and CAD Department, West Godavari District.
8. The applicant shall obtain prior permission before taking up development of the site from Director of Town and Country Planning / competent authority.

SCHEDULE OF BOUNDARIES

North	:	3 feet wide field bodhi, vacant lands in R.S.Nos.564/1, 564/3(Part) and 565/1.
East	:	14 feet wide or 4.27 Mtrs. existing road followed by Bodhi and existing 60 feet wide Gollawari Tippa Road.
South	:	Vacant lands in R.S.Nos.565/2(Part), 563/3, 564/4 and 567/Part.
West	:	Vacant land in R.S.No.562 Part.

S.P.SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER